

**LB/L-DS VENTURES LAKE ARROWHEAD, LLC
(PATRIOT HOMES)**

GPA/TT/FDP/M238-4/01

February 25, 2003

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FINDINGS: GENERAL PLAN AMENDMENT:

1. The proposed land use district change is in the public interest. There will be a community benefit and other existing and permitted uses will not be compromised because the re-designation of the project site to Planned Development provides an opportunity for the land to be developed with a compatible land use and eliminate a vacant area currently used for disposal of trash and junk. The proposed Planned Development District allows for the design of small residential lots and the provision of large, open space areas on a site that has significant topographic and environmental limitations.
2. The proposed land use district change is consistent with the goals and policies of the General Plan, and will provide a reasonable and logical extension of the existing land use pattern in the surrounding area because a conversion to Planned Development provides for in-fill development of a site surrounded by both single family and multiple family residential uses at a density similar to and compatible with surrounding existing uses. The proposed land use district will provide for a density significantly less than what the existing approvals allow. The reduced density is more appropriate for this area based on the topography and location of the site in relationship to alternative transportation routes and public services.
3. The proposed land use district change does not conflict with provisions of the Development Code, or the Lake Arrowhead Planning Area because the mitigation measures and conditions of approval required for development of the site will insure compliance with appropriate development standards and requirements. The project has been designed to utilize and enhance existing road and drainage improvements previously installed and the proposed custom foundations will keep slope grading to a minimum.
4. The proposed land use district change will not have a substantial adverse effect on surrounding property. Because the development is designed into the natural topography in such a manner that it will be buffered from the adjoining roadways and residences across Kuffel Canyon Road and State Highway 173 and will provide sufficient open space amenities to create a comfortable and healthy residential environment. The Environmental Initial Study (SCH (#2002081053) prepared for this project adequately identifies the potential impacts of the proposed project and provides adequate mitigation measures and a Mitigation Monitoring and Reporting Program that will reduce any potential impacts to less than significant.
5. The mitigated negative declaration prepared for this project reflects the County's independent judgement.

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FINDINGS: PLANNED DEVELOPMENT WITH PRELIMINARY AND FINAL DEVELOPMENT PLAN

1. The proposed Planned Development together with the provisions for design and improvement are consistent with the goals and policies of the County General Plan/Lake Arrowhead Planning Area. The project is sensitive to and protects existing land, water, air, and other natural resources. It complements the existing alpine community character with the choice of architectural design of the proposed structures, protects the forest watershed and slopes by minimizing erosion with controlled grading and re-vegetation, provides emergency access and provides permanent open space that will benefit the new and existing residents in the area.
2. The physical characteristics of the site have been adequately assessed and the site is adequate in size and shape to accommodate said use and all yards, open spaces, setbacks, walls and fences, parking areas, landscaping and other features required because the Planned Development has identified and required setbacks, private and public open space, garages as well as visitor parking, and other amenities to enhance the project.
3. The site for the proposed development has adequate access provided by the County maintained roadway of Kuffel Canyon Road. The site design limitations and development plan conditions take into consideration the physical limitations of the existing topography, streets and highways and provides improvements to accommodate the requirements of the proposed development.
4. Adequate public services and facilities exist, or will be provided in accordance with the conditions of development plan approval, to serve the proposed development. Approval of the proposed development will not result in a reduction of such public services to properties in the vicinity or be a detriment to public health, safety and welfare.
5. The proposed project, as conditioned, will not have a significant adverse effect on surrounding property or the existing or permitted uses in the area and will be compatible with the existing and planned land use character of the surrounding area. The development is designed into the natural topography in such a manner that it will be buffered from the adjoining roadway of Kuffel Canyon Road and State Highway 173 and will provide sufficient open space amenities to create a comfortable and healthy residential environment and positive quality of life for the residents. A Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program have been prepared and will be implemented to reduce any potential impacts to a level of non-significance.
6. The improvements required per the conditions of development plan approval, and the manner of development adequately address all natural and manmade hazards associated with the proposed development and the project site including, but not limited to, flood, seismic, fire and slope hazards.
7. The proposed development carries out the intent of the planned development provisions by providing a more efficient use of the land and an excellence of design greater than that which would be achieved through the application of conventional development standards by providing 7.95 acres of common open space area and maintaining a natural forest environment within the project boundaries.
8. The mitigated negative declaration prepared for this project reflects the County's independent judgement.

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FINDINGS: TENTATIVE TRACT 16211

1. The proposed subdivision together with the provisions for its design and improvements is consistent with the San Bernardino County General Plan because the use design and improvements conform to the provisions of the Planned Development (PD) land use district and building density standards.
2. The site is physically suitable for the proposed type and density of development, as the land is adequate in size, shape and topography to accommodate the proposed land use, setbacks, walls and fences and other required improvements with the implementation of the Planned Development to address environmental concerns.
3. The proposed subdivision design and improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat because the Planned Development was specifically designed to minimize impacts by leaving a large portion of the site in open space. An Environmental Initial Study and Mitigated Negative Declaration have been prepared and will be implemented to reduce any potential impacts to a level of non-significance.
4. The design of the subdivision and any related type of proposed improvements are not likely to cause serious public health problems or cause threat to life and property because the design and density proposed are such that hazards from flood, fire, noise and other potential public health hazards are minimized.
5. The proposed subdivision, will not conflict with public easements within or through the site because the conditions of approval require that public rights of easements will not be interfered with, and that statements of concurrence be provided from utility companies whose easements may be affected by the proposed development.
6. The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities to each of the proposed lots.
7. The proposed subdivision, its design, density and type of development and improvements conform to the regulations of the County Development Code and with the regulations of any public agency having jurisdiction by law because the Conditions of Approval and Final Development Plan have been prepared to ensure conformance with adopted regulations.
8. The mitigated negative declaration reflects the County's independent judgement.